



**Suite A Kings House, 68 Victoria Road, Burgess Hill,  
West Sussex, RH15 9LH**

**MODERN OFFICE SUITE TO LET  
500 SQ FT (46.45 SQ M)**



## SUITE A KINGS HOUSE, 68 VICTORIA ROAD, BURGESS HILL, WEST SUSSEX, RH15 9LH

### Location

The offices are located about one mile west of Burgess Hill town centre and about 5 minutes walk from Burgess Hill mainline railway station. Victoria Business Park is conveniently situated for access to both the town centre and to the national road network, with the M23 junction being located about 3 miles to the east.

### Description

A two storey office building with the following amenities:

- Kitchen & WC facilities
- Suspended ceiling with Cat 2 lighting
- Ample car parking - 2 Spaces allocated
- Convenient access to mainline station and motorway networks

### Accommodation

	Sq Ft	Sq M
Suite A	500	46.45
<b>TOTAL</b>	<b>500</b>	<b>46.45</b>

### Rent

£770 per month plus VAT

### Business Rates

100% small business rates may be available, subject to the status of the tenant. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

### VAT

VAT is applicable on the terms quoted

### EPC Rating

The unit has an EPC rating of 95 (D). A copy of the EPC is available upon request.

### Legal Costs

Each party to be responsible for their own legal costs.

### AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

### Viewing

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